

PROJECT NARRATIVE  
EXHIBIT A

Request

Per Case Number 01-ZN-99, Stipulation 1, we are requesting approval of a new site plan for the above referenced property.

History

In 1999 the owner of 1251 N. Miller Road ("1251") and 1501 N. Miller Road ("1501") elected to rezone 1501 from C-4 to R-5. The property located at 1251 was and remains to be used as an apartment community. 1501 was and remains vacant. The intention of the owner in 1999 was to expand the apartment community adding 20 units to the property (see "Exhibit B"), this was never done.

The property at 1501 has changed hands numerous times since then and has continued to remain vacant.

Today

Located in the Scottsdale-ASU Center for Technology and Innovation Redevelopment Area we feel our proposed site plan and architectural design will be the first project to bring new life to this area of Scottsdale. The proposed site plan and community design is consistent with the City's commitment to revitalize South Scottsdale and ties directly to new energy the Center will bring to this neighborhood. The proposed site plan meets or exceeds all requirements of the approved R-5 zoning.

Description of Request

We are requesting site plan approval of the attached Site Plan "Exhibit C." The site is unique in its shape and size, a 100 foot by 300 foot rectangle, allowing few design solutions. The proposed site plan consists of 16 condominium Studios with a three story townhome design.

The driveway is a one-way drive entering from the South and exiting to the North. There is an existing driveway/parking lot entrance into the retail shopping center approximately 120 feet to the North of our proposed driveway exit and the intersection of Miller Road and McDowell Road is approximately 485 feet to the North of our proposed driveway exit. The sites one-way drive is designed to be 24 feet wide, which exceeds the required 20 feet width, with the standard 45 foot outside turning radii for refuse and fire. It is planned that each condominium will have its own trash and recycle receptacle that will be brought to the front of their garage the day of pick-up.

The site layout and conceptual landscape plan has been thoughtfully laid-out to maximize views of Papago Park to the West and Camelback Mountain to the Northwest. Trees are

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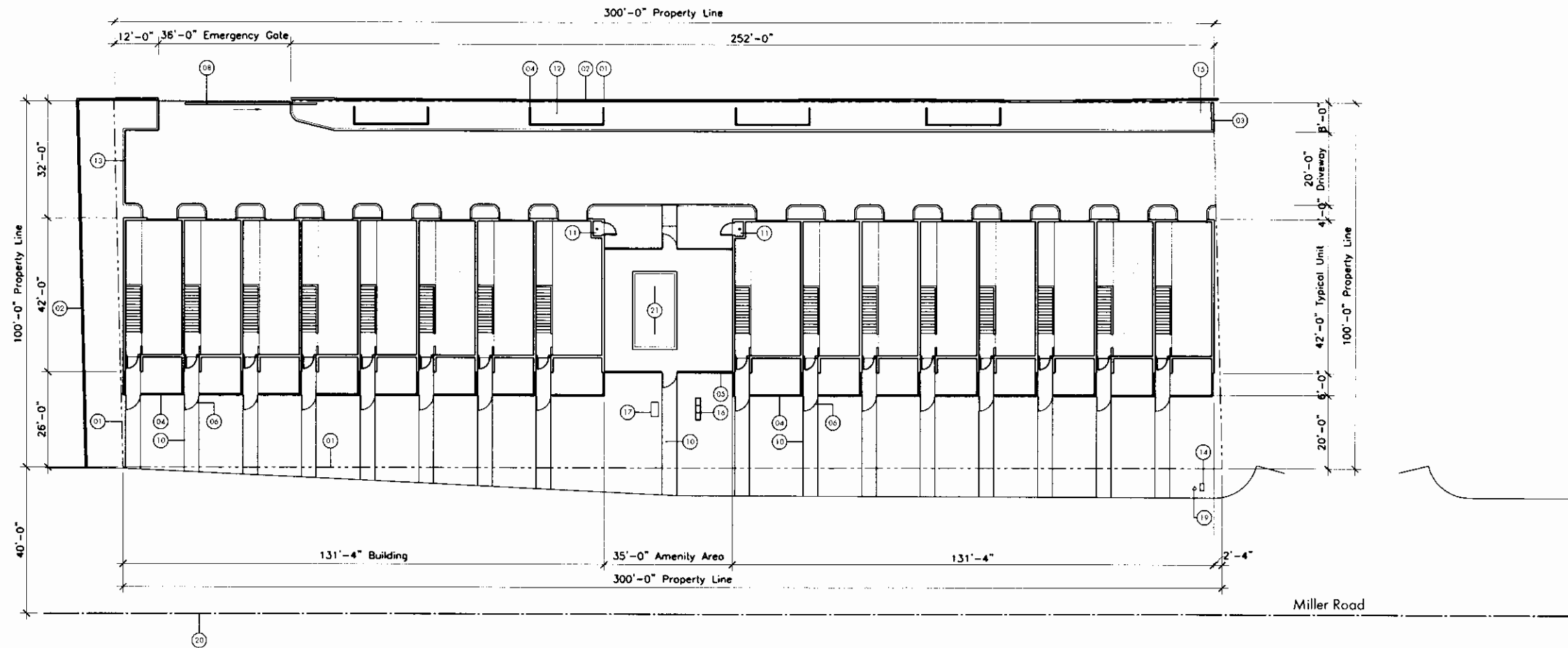
planned to be used along the Miller Road frontage in order to provide a soft screen to the buildings behind. As well, trees will be used, in addition to a screen wall, to eliminate a direct view of the air compressors in the Northeast and Southeast corners of the property. In the center of the property there will be a community amenity including a pool, barbeque and seating area.

Each Studio will have its own private open space on the East side of the buildings. These private open spaces will be designed with some type of perforated wall/fence. We are considering some type of masonry block turned on its side or some other semi-open screen fencing to allow airflow and some visibility through the space. There will also be a 6 foot high masonry wall surrounding the property on the North, East and South sides.

Each of the Studios have been designed with a two car tandem parking garage meeting the requirement for 32 spaces and the site offers six additional guest parking spaces for a total of 38 parking spaces.

The proposed site plan exceeds all open space requirements:

	<u>Required</u>	<u>Provided</u>
Total Open Space	6,600 s.f.	6,700 s.f.
Frontage Open Space	5,040 s.f.	5,160 s.f.
Parking Lot Open Space	378 s.f.	430 s.f.
Private Open Space	140 s.f.	198 s.f.



01 Site Plan  
Scale: 1/16"=1'-0"

## Site Information:

### Site Information

Zoning: R-5 Multi Family Residential  
Parcel Number: 131-12078P  
Net Lot Area: 30,010 sf  
Gross Lot Area: 42,010 sf  
Density: 16.6 units per acre

### Parking Requirements

Two (2) vehicular spaces required per dwelling unit  
(2 spaces) x (16 units) = 32 spaces required  
Total parking spaces provided = 32 (2 car garage in each unit)

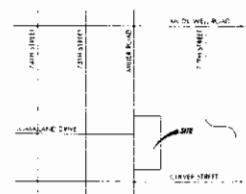
### Open Space

Total site area = 30,010 sf  
Total open space required = 30,010 sf x 22% = 6,600 sf  
Total open space provided = 7,858 sf

Length of street frontage = 300 feet  
Frontage open space required = 300 feet x 20 feet = 6,000 sf  
Total frontage open space provided = 6,216 sf

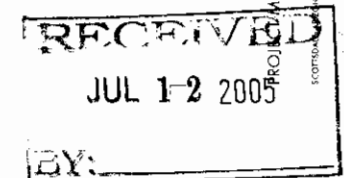
Total interior living area = approximately 1,400 sf  
Private open space required = 1,400 sf x 10% = 140 sf  
Total private open space provided w/ yard and balcony = 167 sf min.

### Vicinity Map



## Keynotes:

- |  |                                      |
|--|--------------------------------------|
| 01 Property Line                           | 14 Water Meter                       |
| 02 Masonry Site Wall - Existing - 72" High | 15 Electrical Transformer            |
| 03 Masonry Site Wall - New - 72" High      | 16 Bike Rack                         |
| 04 Perforated Screen Wall - New - 30" High | 17 Mail Boxes                        |
| 05 Perforated Screen Wall - New - 72" High | 18 Refuse Enclosure (Shared Access)  |
| 06 Man Gate                                | 19 Remote Fire Department Connection |
| 07 Not Used                                | 20 Center Line of Street             |
| 08 Emergency Only Crash Gate               | 21 Pool                              |
| 09 Line of Balcony Above                   |                                      |
| 10 Sidewalk                                |                                      |
| 11 Fire Riser Room                         |                                      |
| 12 Ground Mounted Mechanical Units         |                                      |
| 13 Curb - 6"                               |                                      |



Owner:	City of Fairfax
Architect:	PMK, DC
Plan Review No.:	05004
Plan Review No.:	05004_A1.01
Drawn By / Checked By:	SM/DL
Submitted Date:	06.27.05
Project No.:	05004
City File:	05004_A1.01
Submitted Date:	06.27.05
File:	Site Plan
Sheet No.:	A1.01

